

Superior Court of California
County of Tuolumne
New Sonora Courthouse

PROJECT FEASIBILITY REPORT

SEPTEMBER 3, 2009



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

CONTENTS

1.	EXECUTIVE SUMMARY	1
1.1.	Introduction.....	1
1.2.	Statement of Project Need	1
1.3.	Options Analysis.....	2
1.4.	Recommended Option	2
2.	STATEMENT OF PROJECT NEED	3
2.1.	Introduction.....	3
2.2.	Transfer Status	3
2.3.	Project Ranking.....	3
2.4.	Summary of Economic Opportunities	4
2.4.1.	Free or Reduced Costs of Land.....	4
2.4.2.	Viable Financing Partnerships.....	4
2.4.3.	Adaptive Reuse of Existing Facilities.....	4
2.4.4.	Consolidation of Court Calendars and Operations.....	4
2.4.5.	Sharing of Facilities	4
2.5.	Current Court Operations.....	5
2.6.	Judicial Projections.....	6
2.7.	Existing Facilities	7
2.7.1.	Historic Courthouse.....	8
2.7.1.1.	<i>Security Deficiencies</i>	8
2.7.1.2.	<i>Other Building Deficiencies</i>	9
2.7.2.	Washington Street Branch.....	10
2.7.2.1.	<i>Security Deficiencies</i>	10
2.7.2.2.	<i>Other Building Deficiencies</i>	12
3.	OPTIONS ANALYSIS	12
3.1.	Introduction.....	12
3.2.	Project Options	12
3.2.1.	Project Option 1: Construction of a New Courthouse	13
3.2.1.1.	<i>Pros</i>	13
3.2.1.2.	<i>Cons</i>	13
3.2.2.	Project Option 2: Renovate and Expand the Existing Historic Courthouse.....	14
3.3.	Recommended Project Option	14
4.	RECOMMENDED PROJECT	14
4.1.	Introduction.....	14
4.2.	Project Description	15
4.3.	Space Program	15
4.4.	Courthouse Organization	16
4.5.	Site Selection and Requirements	18
4.5.1.	Parking Requirements.....	18
4.5.2.	Site Program.....	19
4.5.3.	Site Selection.....	19
4.6.	Design Criteria.....	20
4.7.	Sustainable Design Criteria.....	20
4.8.	Estimated Project Cost.....	20
4.9.	Project Schedule	21

APPENDICES:

Appendix A – Detailed Space Program	A-1
---	-----

1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Sonora Courthouse for the Superior Court of California, County of Tuolumne has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2010-2011*. This report documents the need for the proposed five-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

1.2. Statement of Project Need

The proposed new courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Historic Courthouse, the Washington Street Branch and the leased Jury Assembly Room;
- Create a modern, secure courthouse—to benefit all Tuolumne County residents—for centralized criminal, traffic, juvenile, and probate proceedings, probate investigations, and civil settlement, and for the provision of basic services heretofore not provided to county residents due to space restrictions: in-custody holding, appropriately-sized jury assembly and deliberation rooms located within the courthouse, a self-help center, a children’s waiting room, family court mediation, attorney interview/witness waiting rooms, and security (entrance) screening of all court users;
- Consolidate court operations from three unsafe, overcrowded, and physically deficient facilities in the City of Sonora—the Historic Courthouse, the Washington Street Branch and the leased Jury Assembly Room; and
- Create operational efficiencies and on-going savings through the consolidation of current court services and through the elimination of a leased facility.

The Superior Court of California, County of Tuolumne serves the residents of Tuolumne County with three court facilities Tuolumne. None of the facilities completely meets modern operational and security requirements. Facilities include a historic but outmoded courthouse with three courtrooms, another building containing two courtrooms, and a leased Jury Assembly Room. All types of cases, including in-custody arraignments and major felony trials are heard in all five existing courtrooms.

The Tuolumne Superior Court facilities have significant security problems, many physical problems, and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility. This prevents the court from operating in a safe and efficient manner. Due to its physical and functional deficiencies of the Historic Courthouse, the superior court has been forced to decentralize its operations, thereby requiring an annex facility located about a two blocks from the main courthouse and a third location which is a leased suite for jury services. The fact that these facilities are not consolidated simply exacerbates their functional problems. This is one of the many conditions that reduces clear access to justice for all county residents and negatively impacts overall court operations, in terms of strain on resources, workload, and staffing.

The recommended project—construction of a new five-courtroom facility in the City of Sonora—will replace the existing Historic Courthouse, the Washington Street Branch and the leased Jury Assembly Room. This consolidation into one location will result in operational efficiencies and on-going savings through consolidation of current-but-separated court services. Sonora is the county seat and this new facility will be a modern, secure courthouse for all county residents.

This project—ranked in the Critical Need priority group of the Trial Court Capital-Outlay Plan that was adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected by the Judicial Council in October 2008 as one of 41 projects to be funded by Senate Bill (SB) 1407 revenues.

1.3. Options Analysis

The AOC and the court examined two facility development options to provide adequate space for court functions in Sonora:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate/Expand the Existing Historic Courthouse

Project Option 1, construct a new courthouse with five courtrooms, is the recommended alternative.

1.4. Recommended Option

The recommended project is to construct a new five-courtroom courthouse in Sonora. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will consolidate three existing facilities containing five courtrooms.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 66,724 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 2.89 acres is needed for the courthouse.

The estimated project cost to construct the project is \$70.076 million, without financing and including land costs. These costs are based on constructing a 2-story building with a basement. The facility would require 150 surface parking spaces for staff, visitors, and jurors, and nine secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current

schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The court facilities serving Tuolumne County are decentralized, have severe security problems, experience problems with overcrowding, and have many physical condition problems. As the Historic Courthouse cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—the operations of this facility and those in the Washington Street Branch and Jury Assembly Room need to be consolidated into a single, secure, and physically appropriate building.

2.2. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 1491 (Ch. 9 Statutes of 2008) (Jones) was enacted and extends the deadline for completing transfers to December 31, 2009. Transfer status for each existing facility affected by the proposed project is provided in the following table.

TABLE 2.2a
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Historic Courthouse	41 West Yaney Sonora, CA 95370	Owned	MOU (Historic)	Transferred 09/23/09
Washington Street Branch	60 North Washington Street Sonora, CA 95370	Owned	MOU (Historic)	Transferred 09/23/09
Jury Assembly Room	39 North Washington Street Sonora, CA 95370	Leased	TOR	Transferred 09/23/09

2.3. Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California's court facilities. The planning initiatives began with a statewide overview, moved to county-level master planning, and then to project-specific planning studies.

On October 24, 2008, the Judicial Council adopted an update to the *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology) based on the enactment of Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

In October 2008, the Council also adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 153 projects are assigned based on their project score (determined by existing security, physical conditions, overcrowding, and access to court services).

This project—ranked in the Critical Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008.

2.4. Summary of Economic Opportunities

In accordance with Chapter 311, Statutes of 2008, Government Code section 70371.5(e), in recommending a project for funding, the Judicial Council shall consider economic opportunities for the project. "Economic opportunity" includes, but is not limited to, free or reduced costs of land for new construction, viable financing partnerships with, or fund contributions by, other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations, operational savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project will not benefit from a land donation..

2.4.2. Viable Financing Partnerships.

No viable financing partnerships that would reduce project delivery costs have been identified for this project.

2.4.3. Adaptive Reuse of Existing Facilities.

The project does not include adaptive reuse of existing facilities.

2.4.4. Consolidation of Court Calendars and Operations.

The project consolidates three existing facilities into one new courthouse. The Historic Courthouse and the Washington Street Branch will be vacated by the court and the county will utilize these facilities. The leased Jury Assembly Room will no long be required once the new proposed courthouse is completed.

2.4.5. Sharing of Facilities.

This project will not be shared by more than one court.

2.5. Current Court Operations

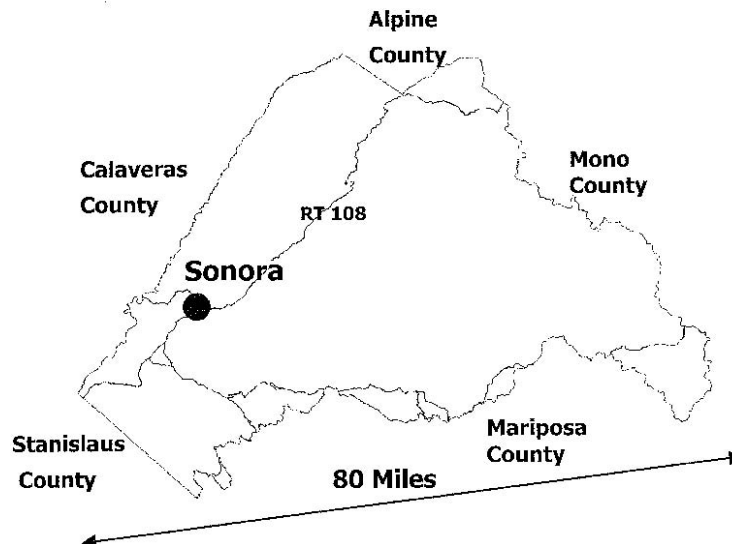
Tuolumne County is located in the Sierra Nevada area of central California. It is bounded by Alpine and Mono Counties to the northeast, Mariposa County to the south and Calaveras County and Stanislaus County to the west. The county measures approximately 45 miles in the north-south direction and 80 miles in the east-west direction.

The Superior Court of California, County of Tuolumne is located in the county seat, Sonora, in three buildings located two blocks apart. The three-story Historic Courthouse at 41 West Yaney Street houses three courtrooms. The building was built in 1898, is on the National Register of Historic Places. The structure is of non-reinforced concrete.. The local Historical Society has strong community ties, and has effectively blocked any alterations to the building's exterior or to interior public areas.

An additional two courtrooms are located in the nearby Washington Street Branch. This facility located at 60 Washington Street is approximately two blocks from the Historic Courthouse. The third court location in Sonora is the leased Jury Assembly Room which houses the court's jury services and is situated across the street from the Washington Street Branch.

The separation of these court facilities creates operational inefficiencies in court functions. Court records are maintained in the Historic Courthouses, but must be hand-carried between the other two facilities.

FIGURE 2.5a
Tuolumne County Court Locations



2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. In 2004, the council approved a proposal to seek the creation of 150 new judgeships based on the statewide assessed current need of approximately 350 new judgeships. Projects to be funded by SB 1407 will include space for these 150 new judgeships: 50 authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-2007 that have been funded, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008 whose funding has been deferred, and the last 50 that are still to receive legislative authorization and be funded.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do not include either the 50 SB 56 or the 50 AB 159 judgeships but do include the last 50 new judgeships that are still to receive legislative authorization and funding.² Table 2.6a below provides information used to determine the near-term need for this project, which includes 5.1 existing JPEs. The countywide total, provided for reference, includes current judgeships.

Table 2.6a below provides information used to determine the near-term need for this project, which includes 5.1 existing JPEs.

TABLE 2.6a
Current and Projected JPEs to be Assigned to New Courthouse
(Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
Historic Courthouse.....	3.1	0	0	0	3.1	
Washington Street Branch.....	2.0	0	0	0	2.0	
Countywide	5.1	0	0	0	5.1	5.1

¹ JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

² The last 50 (of the 150) new judgeships were proposed for funding in FY 2008–2009 through the authorization of SB 1150 (Corbett); however, the state legislature failed to pass this bill.

2.7. Existing Facilities

Three existing facilities containing five courtrooms are directly affected by this project as shown in the table below. These facilities are currently unsafe, substandard in size, and overcrowded.

TABLE 2.7a
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Historic Courthouse	41 West Yaney Sonora, CA 095370	3	20,160	100%
Washington Street Branch	60 North Washington Street Sonora, CA 95370	2	5,770	100%
Jury Assembly Room	39 North Washington Street Sonora, CA 95370	0	1,200	
Total Existing Courtrooms and DGSF		5	27,130	

The functional square footage of space currently occupied by the court is 27,130. The square footage required for the project is 47,660 Departmental Gross Square Feet (DGSF) or 66,724 Building Gross Square Feet (BGSF). This represents a shortfall of 20,530 DGSF to meet the current and near-term needs of the court based on the space program developed and shown in Appendix A.

The existing facilities contain numerous deficiencies relative to access and efficiency, security, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facilities are summarized as follows:

2.7.1. Historic Courthouse.

FIGURE 2.7 a
Historic Courthouse in Sonora



2.7.1.1. *Security Deficiencies*

- There is no in-custody holding at this courthouse.
- Transportation of prisoners is accomplished by police vans parking on the street in front of the courthouse and escorting prisoners through the main public entry and up public stairs and through public corridors.
- The building does not have separate and secure judicial, staff and public circulation.
- The facility has no separate and secure corridors for prisoner movement. There are substantial security risks by not having dedicated, secured corridors and elevators.
- There is no secure parking for the judicial officers.

FIGURE 2.7b
Prisoners Traverse through the Public Corridors



2.7.1.2. *Other Building Deficiencies*

- The building has a very poor seismic rating.
- The building is non-compliant with American with Disabilities Act (ADA) standards. There is no elevator in the 3-story building. Due to the historic nature of the facility, there is strong opposition from the local community to make any modifications to the courthouse. Only minimal improvements were completed by the county to fulfill a settlement of litigation related to ADA. As part of this work, two rooms on the first floor have been equipped with closed circuit televisions to enable observation of proceedings in the Department 1 Courtroom located on the third floor.
- The lack of a building elevator requires all employees as well as the public to use the steep, hazardous monumental stairway as the only means of vertical transportation. The lack of a mechanized vertical transportation system is a major drawback to the building's continued use both from the perspective of the public as well as from the perspective of court staff.

FIGURE 2.7c
Stairways are Very Steep and Hazardous



- Fire life safety in the courthouse is wholly inadequate.
- The plumbing system is inadequate and in need of replacement.
- The existing electrical system is at capacity.
- Exiting paths on upper floors are constrained by the historic design of the building. In order to provide two distinct means of egress (stairs and exits) as required by current codes, the building would require extensive renovations that would reconfigure the present circulation system. There is a fire escape on the third floor accessed from a window off the corridor. Access requires climbing out the window and onto a platform on the roof over the entry below. Also on this roof area are condensing units from the cooling system. Utilizing the fire escape as a means of egress is marginal at best because it is difficult to access safely.
- Areas of the interior of the building are laid out poorly, partly due to the bearing wall nature of the existing structure.

2.7.2. Washington Street Branch.

2.7.2.1. *Security Deficiencies*

- There is no in-custody holding at this courthouse.
- There is no secure parking for the judicial officers.
- The building does not have separate secure judicial, staff and public circulation.

- The facility does not have separate and secure corridors for prisoner movement. There are substantial security risks by not having dedicated, secured corridors and elevators.

FIGURE 2.7d
Narrow Corridors Present Security Risk



- The judge's chambers are not secure and have large plate glass window facing the main street of the town of Sonora.

FIGURE 2.7e
Judges' Chambers have Large Windows
Facing the Street, at Street Level



2.7.2.2. *Other Building Deficiencies*

- The building is non-compliant with American with Disabilities Act (ADA) standards.
- Court staff must share restrooms with the public and prisoners.
- There is not adequate space for clerks to function effectively.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Tuolumne County Superior Court in Sonora.

3.2. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in the City of Sonora:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Historic Courthouse

These options are evaluated based on their ability to provide the space required at good economic value to the state.

3.2.1. Project Option 1: Construction of a New Courthouse .

In Option 1, a building of approximately 66,724 gross square feet will be constructed on a new site with five courtrooms and associated support space. With this option, the court will vacate the court-occupied space in the existing buildings after the new proposed courthouse is completed. The court will vacate the Historic Courthouse and Washington Street Branch and the county will control the space that the court vacates in these buildings in accordance with the historic MOUs. Per the MOUs for the Historic Courthouse and Washington Street Branch, the county will begin to pay to the state the County Facilities Annual Payment (CFP) at the time the court vacates these facilities. The lease for the Jury Assembly Room will not be renewed.

3.2.1.1. *Pros*

- This option will replace the unsafe, overcrowded, and physically deficient court occupied space in the Historic Courthouse, the Washington Street Branch, and the Jury Assembly Room; will address the court's space deficiencies; and will provide court operational efficiencies and on-going savings through consolidation of current court services.
- This option will provide a new, modern, and secure courthouse that can be designed to meet modern standards of courthouse design.
- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Sonora Courthouse.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.
- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition and related soft costs (including CEQA), design, and construction.

3.2.2. Project Option 2: Renovate and Expand the Existing Historic Courthouse.

In this option, the existing Historic Courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 100 percent of the total building square footage. Although the court is the only occupant, the county will retain full ownership of this building and wishes to use the courthouse for county functions after the court vacates the building. The county has no interest in conveying title to the state. Consequently, the AOC has no right to renovate or expand onsite. Cost estimates were not prepared because this option was not considered viable.

3.3. Recommended Project Option

The recommended option is Option 1, construction of a new courthouse. This option provides the best solution for meeting the court facility needs for the County of Tuolumne. With this option, the existing court buildings will remain in use until the new proposed courthouse is completed and then may revert to county use pending equity buyout negotiations.

The project will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public:

- Replace the existing Historic Courthouse, the Washington Street Branch and the leased Jury Assembly Room which are unsafe, substandard, overcrowded and functionally deficient;
- Create a modern, secure courthouse—to benefit all Tuolumne County residents—for centralized criminal, traffic, juvenile, and probate proceedings, probate investigations, and civil settlement, and for the provision of basic services heretofore not provided to county residents due to space restrictions: appropriately-sized jury assembly and deliberation rooms located within the courthouse, a self-help center, a children’s waiting room, family court mediation, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and visitors;
- Consolidate court operations from three unsafe, overcrowded, and physically deficient facilities in the City of Sonora—the Historic Courthouse, the Washington Street Branch and leased Jury Assembly Room; and
- Create operational efficiencies and on-going savings through the consolidation of current court services and through the elimination of a leased facility.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court’s need is to construct a new courthouse in the city of Sonora. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization,

parking requirements, site requirements, design issues, and estimated project cost and schedule.

4.2. Project Description

The proposed project includes the design and construction of a New Sonora Courthouse for the Superior Court of California, County of Tuolumne. The proposed new building will be approximately 66,724 BGSF. The project replaces the existing Historic Courthouse, the Washington Street Branch, and the Jury Assembly Room and will include five courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Nine secure parking spaces will be located at the basement level and 150 spaces for staff, visitors, and jurors will be located in an adjacent surface parking lot. A minimum site area of approximately 3.0 acres has been identified to accommodate the proposed new courthouse.

Tuolumne County is in the process of purchasing 48 acres for the purpose of building a Law and Justice Center. The site is located at the intersection of Hwy 108 and Old Wards Ferry Road. The county has indicated a preference for locating the new courthouse at the Justice Center along with the jail, a juvenile detention center, district attorney, police department, probation, and sheriff.

4.3. Space Program

Space needs for this project have been developed based on the *California Trial Court Facilities Standards* (the standards) in collaboration with the court. The overall space program summary is provided in the following table.

TABLE 4.3a
Space Program Summary for the Project

Division/Functional Area	Projected Need	
	Total Staff	Total Departmental GSF
Public Area: Entry Lobby & Security Screening	-	1,404
Courtsets	12	18,070
Judicial Chambers & Courtroom Support	8	3,523
Court Operations	5	331
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	15	4,339
Family Court Mediation/Civil Settlement/Self-Help	6	2,060
Court Administration	8	1,773
Jury Services/Multipurpose Room	1	2,189
Sheriff Operations	2	698
Central Incustody Holding	-	6,546
Building Support	1	2,948
Secure Parking	-	3,780
Subtotal	58	47,660
Gross Area Factor		1.40
Total Building Gross Square Feet		66,724

Note:

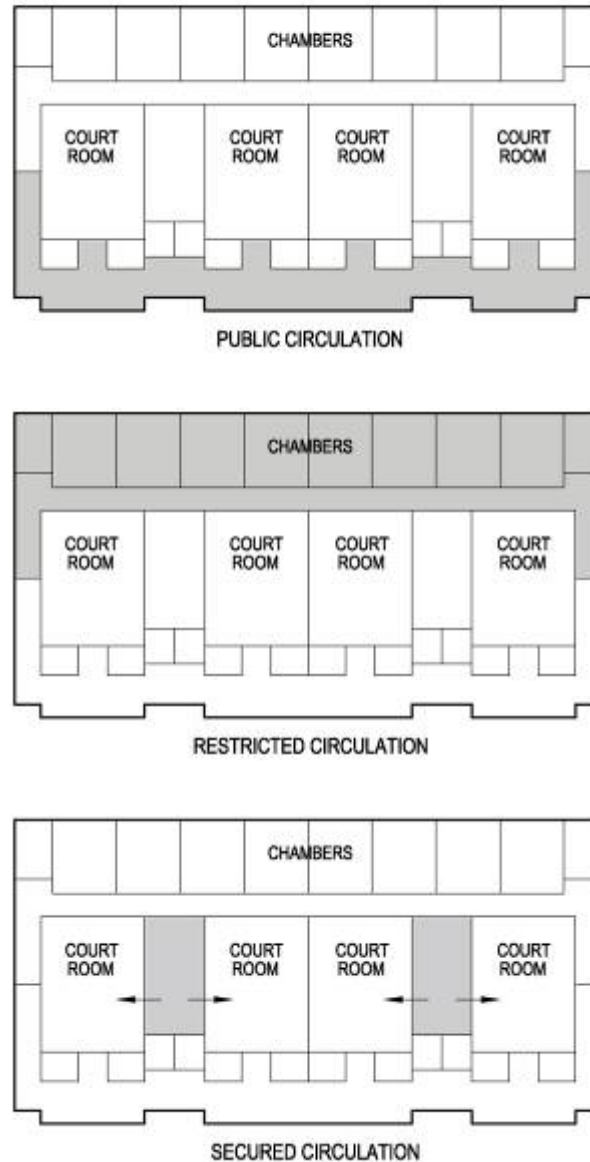
1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

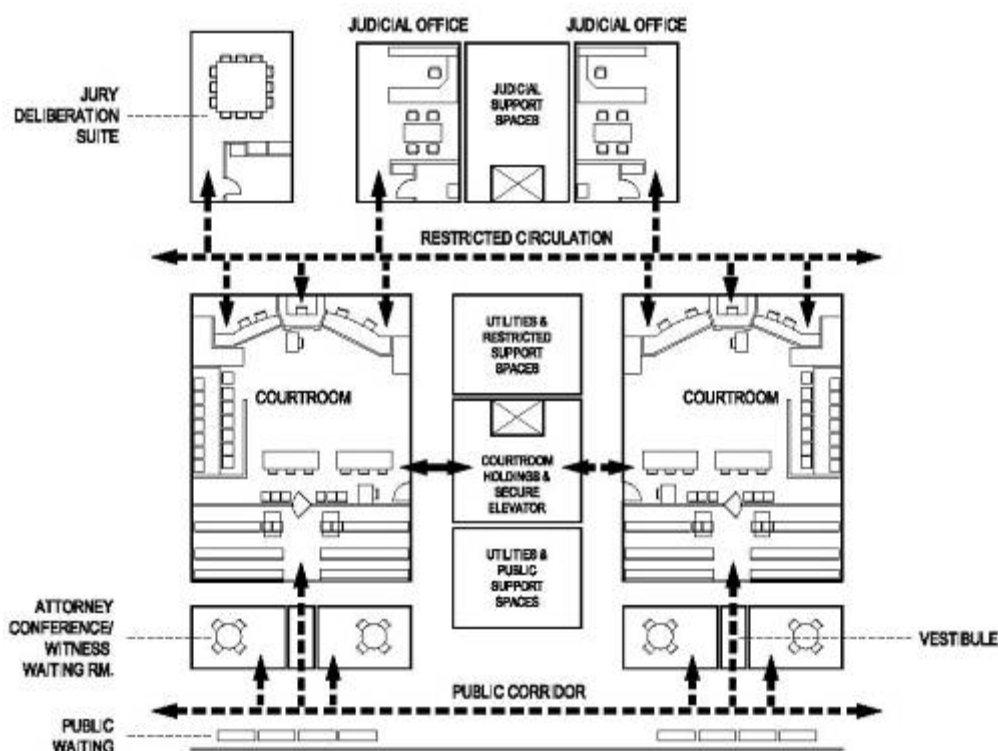
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates the three circulation zones.

FIGURE 4.4a
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. The following figure illustrates how a typical court floor should be organized

FIGURE 4.4b
Court Floor Organization



4.5. Site Selection and Requirements

The selection of an appropriate site for the project is a critical decision. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

4.5.1. Parking Requirements.

Parking for court staff, judicial officers, and the general public is not provided at the existing court facilities in Sonora. Judicial officers, court staff and the public park in nearby public parking lots and street parking spaces. There is no secured parking for the judicial officers.

The proposed project includes nine secure parking spaces in the basement of the new courthouse and 150 surface parking spaces for staff, jurors, and the general public. Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

4.5.2. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas. Project site has not been sized to accommodate future growth.

The building footprint is based on preliminary space allocation per floor. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

The following table below delineates that a minimum site area of approximately 2.89 acres has been identified to accommodate the needs of the project.

TABLE 4.5a
Site Program

Site Component	Project Need	Total Need	Comments
Structures			
Court Footprint	27,324	27,324	2-story building with a basement and penthouse
Total Structure	27,324	27,324	
Site Elements			
Loading Area	480	480	
Refuse/Recycling Collection	288	288	
Emergency Generator	200	200	
Bicycle Parking Area	60	60	
Outdoor Staff Area	250	250	
Total Site Elements	1,278	1,278	
Parking			
Secure Parking			Locate at basement level (9 spaces)
Staff/Juror/Visitor Parking	150	150	Assume 30 spaces per courtroom
Total Parking Area	52,500	52,500	Assume surface parking at 350 SF per space
Total Site Requirements			
Structures	27,324	27,324	
Site Elements	1,278	1,278	
Parking	52,500	52,500	
Subtotal Site Requirements	81,102	81,102	
Vehicle/Pedestrian Circulation	16,220	16,220	20% of site
Landscaping/Setbacks	28,386	28,386	35% of site
Total Site Requirements	125,708	125,708	
Total Acreage Requirements	2.89	2.89	

4.5.3. Site Selection.

Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on June 29, 2007.

4.6. Design Criteria

According to the standards, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

4.7. Sustainable Design Criteria

According to the standards, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED™ certification process of the United States Green Building Council. For additional criteria, performance goals, and information on energy savings programs please refer to the standards.

4.8. Estimated Project Cost

The estimated project cost for the recommended courthouse project is \$70.076 million, without financing and including land costs. This is based on a project of approximately 66,724 gross square feet with 150 surface parking spaces and nine basement level secure parking spaces. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

Construction costs for the project include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sally port, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoint of construction based on five percent annual.

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

Cost criteria include the following:

- The total project cost—without financing costs—is \$70.076 million.³
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications
- The estimates do not include support costs such as utilities and facilities maintenance.

4.9. Project Schedule

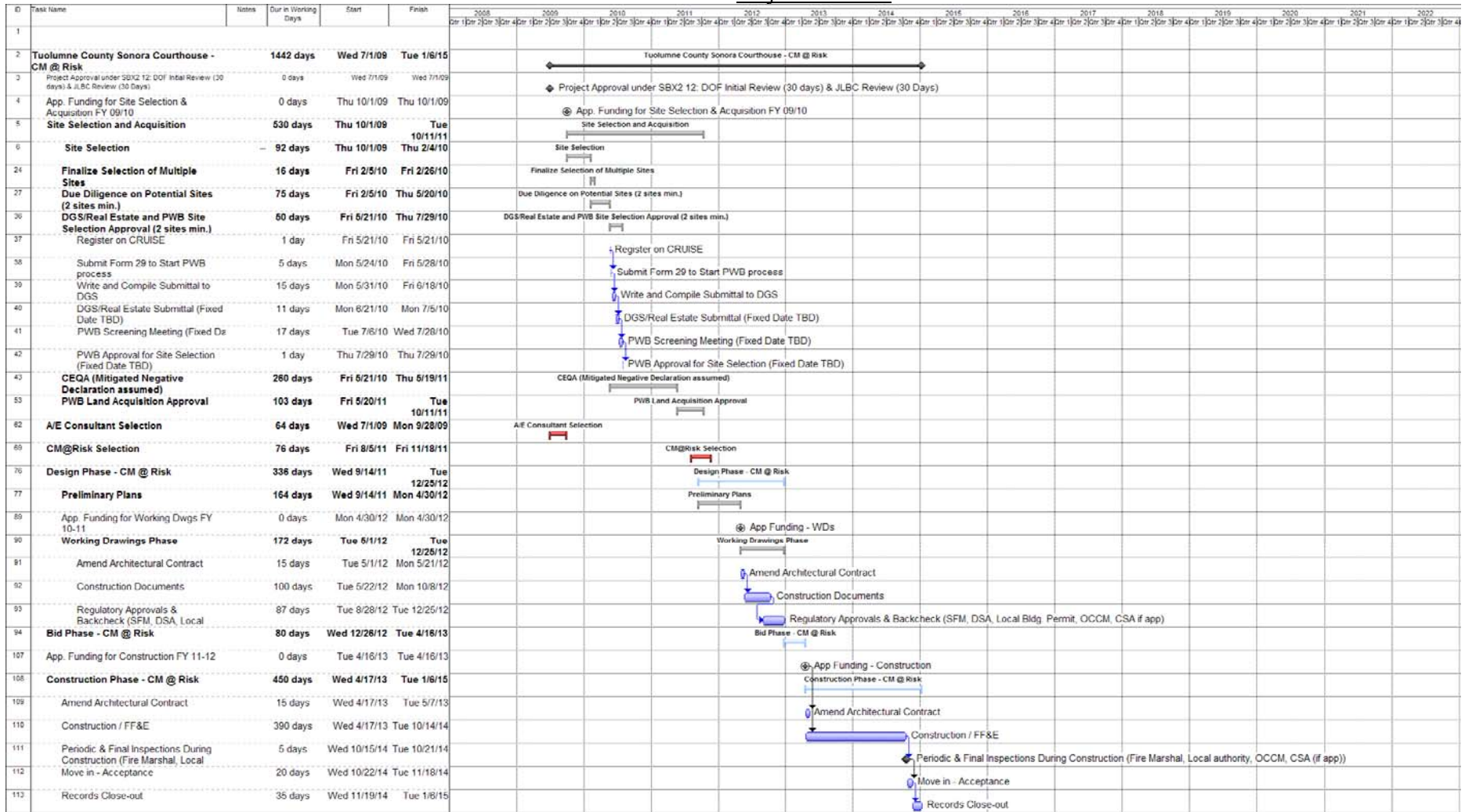
A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009).

In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

The project schedule is provided in the following figure.

³ The total project cost is based on construction cost estimates provided by the Cumming Corporation which have been escalated to the mid-point of construction and are based on the construction schedule provided in Section 4.9 of this report.

FIGURE 4.9a
Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a new 5-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component.

Superior Court of California, County of Tuolumne

Projected Staff and Space Requirements Summary for the Sonora Courthouse

Date Prepared: March 12, 2009

Author: Bruce Newman

Division/Functional Area	Projected Need		Total Departmental GSF
	Courtrooms	Total Staff	
Public Area: Entry Lobby & Security Screening	-	-	1,404
Courtsets	5	12	18,070
Judicial Chambers & Courtroom Support	-	8	3,523
Court Operations	-	5	331
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	15	4,339
Family Court Mediation/Civil Settlement/Self-Help	-	6	2,060
Court Administration	-	8	1,773
Jury Services/Multipurpose Room	-	1	2,189
Sheriff Operations	-	2	698
Central Incustody Holding	-	-	6,546
Building Support	-	1	2,948
Secure Parking	-	-	3,780
Subtotal	5	58	47,660
Gross Area Factor			1.40
Total Building Gross Square Feet			66,724
BGSF per Courtroom			13,345

Note:

1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
1 Entry Vestibule	120	-	1	120	
2 Security Screening Queuing	10	-	20	200	
3 Weapons Screening Station	250	-	1	250	
4 Security Screening Office/Locker/Break	150	-	1	150	
5 Secure Public Lobby	450	-	1	450	
6 Information Kiosk	64	-	-	-	
Subtotal Staff and Net Area		-		1,170	
Departmental Grossing Factor	20%			234	
Subtotal Departmental GSF				1,404	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Large	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	4	7,000	Includes ADA ramping
Courtroom Clerk Workstation	-	7	-	-	2 clerks in 2 courtrooms
Courtroom Clerk Copy/Supply/Workroom	80	-	1	-	
Bailiff Workstation	-	5	-	-	Locate in courtroom
Exhibit Storage	50	-	5	250	
Courtroom Entry Vestibule	64	-	5	320	
Courtroom Technology/Equipment Room	25	-	5	125	
Courtroom Holding/Attorney Interview	125	-	5	625	
Holding Vestibule	40	-	5	200	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	3	1,230	
Child Support/DCSS Disso-Master Alcove	50	-	1	50	
Courtroom Waiting	200	-	5	1,000	
Attorney/Client Conference Room	100	-	10	1,000	
				-	
Subtotal Staff and Net Area		12		13,900	
Departmental Grossing Factor	30%			4,170	
Subtotal Departmental GSF				18,070	7,228
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	5		2,000	
Judicial Secretary Workstation	64	2		128	Shared
Drug Court Manager	150	1		150	
Chambers Waiting/Reception	60	-	5	300	
Judicial Conference/Law Library	240		1	240	
Subtotal Staff and Net Area		8		2,818	
Departmental Grossing Factor	25%			705	
Subtotal Departmental GSF				3,523	1,409

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Court Reporter Workstation	48	5		240	
Interpreter Work Carrels	25	-	1	25	
Subtotal Staff and Net Area		5		265	
Departmental Grossing Factor	25%			66	
Subtotal Departmental GSF				331	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)					
Staff					
Operations Manager	150	3		450	
Legal Process Supervisor	120	2		240	
Lead Legal Process Clerk	64	2		128	
Legal Process Clerk Workstation	48	6	-	288	
Probate Examiners Workstation	64	1	-	64	
Probate Investigator	120	1		120	
Shared Network Printer	12	-	2	24	
CLETS Workstation	48	-	1	48	
Service Counter					
Counter Workstation	64	7		-	For clerks
Queuing Area	10	-	24	240	
Workcounter/Form Storage	40	-	1	40	
Photocopiers/Printers (Staff Support)	40	-	2	80	
Public File Viewing/Document Review	120		1	120	computers, microfiche
Active Records					
Active Files; 42" x 7 shelf unit	12	-	80	960	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Shared Support					
Copy/Work Room	200	-	1	200	
Cash Safe	40	-	1	40	
Mail Box Area	40	-	1	40	
Subtotal Staff and Net Area		15		3,214	
Departmental Grossing Factor	35%			1,125	
Subtotal Departmental GSF				4,339	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Mediation/Civil Settlement/Self-Help					
Mediation					
Family Court Mediators Office	200	2	-	400	
Legal Process Clerk	64	1		64	
Self-Help					
Family Law Facilitator Office	120	1	-	120	
Legal Process Clerk	64	2		128	
Shared Support					
Counter Workstation	25	-	1	-	Sign-in
Waiting Area 1	15	-	4	60	Provide two separate waiting areas
Waiting Area 2	15	-	4	60	Provide two separate waiting areas
Computer Workstation	20	-	2	40	Public use
Work Table	40	-	3	120	Public use
Form Display	10	-	1	10	
Workshop Room, Capacity 30	450	-	1	450	Cannot use multi-purpose room
File Unit	12	-	8	96	Law library books
Copy/Work Room	100	-	1	100	Share w/Clerk's Office
Mail Box Area	40	-	-	-	Share w/Clerk's Office
Subtotal Staff and Net Area		6		1,648	
Departmental Grossing Factor	25%			412	
Subtotal Departmental GSF				2,060	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Court Executive Officer	250	1	-	250	
Court Budget Analyst	64	1	-	64	
Secretary	80	1	-	80	
Supervising Legal Research Attorney	150	1	-	150	
Court Financial Officer	150	1	-	150	
Accounts Payable	64	-	1	64	
Reception Waiting Area	60		1	60	
Conference Room	250		1		
HR Analyst	150	1		150	
IT Analyst	150	1		150	
Court Systems Analyst	64	1		64	
Central Computer Room	200	-	1	200	
Shared Network Printer	12	-	3	36	
Subtotal Staff and Net Area		8		1,418	
Departmental Grossing Factor	25%			355	
Subtotal Departmental GSF				1,773	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services/Multipurpose Room					
Jury Administration					
Jury Coordinitor				-	Court CEO handles this responsibility
Legal Process Clerk Workstation	48	1	-	48	
Shared Network Printer	12	-	1	12	
Jury Processing					
Check-in Counter Station	64	-	1	64	
Queuing Area	120	-	1	120	
Jury Assembly/Multipurpose Room					
General Seating	15	-	64	960	Total Capacity
Carrel Workstation	20	-	4	80	
Lounge Seating	20		15	300	
Table Seating	80	-	3	240	4 seats at one table
Juror Support					
Vending Area	120	-	-	-	use public vending
Women's Restroom	300	-	-	-	use public restroom
Men's Restroom	250	-	-	-	use public restroom
Subtotal Staff and Net Area		1		1,824	
Departmental Grossing Factor	20%			365	
Subtotal Departmental GSF				2,189	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Lieutenant Office	120	1	-	120	
Clerk Workstation	48	1	-	48	
Support					
Weapons Armory/Emergency Equipment	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	40	-	1	40	
Subtotal Staff and Net Area		2		558	
Departmental Grossing Factor	25%			140	
Subtotal Departmental GSF				698	
Central Incustody Holding					
Vehicular Sallyport	2,500	-	1	2,500	
Pedestrian Sallyport	200	-	1	200	
Detainee Staging	100	-	1	100	
Holding Control Room	250	-	1	250	
Central Holding, Adult			53		Total Capacity - Adult
Group Holding - Male	192	-	2	384	capacity 16
Group Holding - Female	192	-	1	192	capacity 16
Individual Holding - Male	60	-	3	180	
Individual Holding - Female	60	-	2	120	
Central Holding, Juvenile			35		
Group Holding - Male	150	-	1	150	
Group Holding - Female	100	-	1	100	
Individual Holding	60	-	2	120	
Probation Staff Office	100	-	1	100	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	100	-	1	100	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		-		4,676	
Departmental Grossing Factor	40%			1,870	
Subtotal Departmental GSF				6,546	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Children's Waiting Room					
Secure Check-in Station	60	-	1	60	
Play Area	250	-	1	250	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Restroom	60	-	1	60	for clients
Subtotal Staff and Net Area		1		418	
Departmental Grossing Factor	20%			84	
Subtotal Departmental GSF				502	
Staff Support					
Medium Training/Conference Room	400	-	1	400	
Small Conference/Training Room	250	-	-	-	
IT Training Room	325	-	-	-	Use Jury/Multipurpose
Staff Break Room	200	-	1	200	
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		840	
Departmental Grossing Factor	20%			168	
Subtotal Departmental GSF				1,008	
Public Area Support					
Vending Area	75	-	1	75	3 vending machines
Vending Seating	80	-	1	80	4 seats at each table
ATM	24	-	-	-	
Subtotal Staff and Net Area		-		155	
Departmental Grossing Factor	20%			31	
Subtotal Departmental GSF				186	
Exhibits Storage					
Exhibit Viewing Room	64	-	1	64	
Exhibits Storage	350	-	1	350	
Subtotal Staff and Net Area		-		414	
Departmental Grossing Factor	20%			83	
Subtotal Departmental GSF				497	
Building Operations					
Loading/Receiving Area	60	-	1	60	
Mail Processing and Distribution Center	120	-	1	120	
General Building Storage	250	-	1	250	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		630	
Departmental Grossing Factor	20%			126	
				756	
Subtotal Departmental GSF		1		2,948	
Secure Parking					
Secured Judges Parking	350	-	5	1,750	
Visiting Judges Parking	350	-	2	700	
Executive Staff Parking	350	-	2	700	
Subtotal Staff and Net Area		-		3,150	
Vehicular Circulation	20%			630	
Subtotal Departmental GSF				3,780	